086.0	0005	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	925,800	/	925,800
USE VALUE:	925,800	/	925,800
ASSESSED:	925,800	/	925,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREENE WALTER E & KATHLEEN L
Owner 2:	
Owner 3:	
Street 1:	194 WESTMINISTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREENE WALTER E & KATHLEEN L -
Owner 2:	TR/194 WESTMINSTER AVE REALTY -
Street 1:	194 WESTMINISTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,100 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2593 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4100.000	545,700		380,100	925,800
Total Card	0.094	545,700		380,100	925,800
Total Parcel	0.094	545,700		380,100	925,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.07 | /Parcel: 357.0

Legal Description

User Acct

54700

GIS Ref

GIS Ref

Insp Date

05/03/18

Entered Lot Size

Total Land:

Land Unit Type:

!7043!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,700	0	4,100.	380,100	925,800	925,800	Year End Roll	12/18/2019
2019	104	FV	411,900	0	4,100.	374,700	786,600	786,600	Year End Roll	1/3/2019
2018	104	FV	395,200	0	4,100.	287,800	683,000	683,000	Year End Roll	12/20/2017
2017	104	FV	372,100	0	4,100.	271,500	643,600	643,600	Year End Roll	1/3/2017
2016	104	FV	372,100	0	4,100.	249,800	621,900	621,900	Year End	1/4/2016
2015	104	FV	334,200	0	4,100.	233,500	567,700	567,700	Year End Roll	12/11/2014
2014	104	FV	334,200	0	4,100.	215,000	549,200	549,200	Year End Roll	12/16/2013
2013	104	FV	346,700	0	4,100.	215,000	561,700	561,700		12/13/2012

PRINT

Date	Time
12/10/20	21:43:26

LAST REV

Date	Time
10/29/20	08:46:51

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7043

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENE WALTER E	68838-94		1/31/2017	Convenience	1	No	No		
GREENE WALTER E	62852-539		10/30/2013	Convenience	1	No	No		
MAC ISAAC GLEN,	56919-253		5/27/2011		615,000	No	No		
MAC ISAAC JOHN	45434-591		6/21/2005	Family	450,000	No	No		
	13679-714		4/1/1979		61,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	926	Redo Kit	42,165	O				
7/27/2017	955	Redo Bas	263,900	O				reno basemt/connec
7/13/2017	822	Inter-De	5,000	C				
9/27/2012	1234	Manual	1,475	C				
10/6/2011	1254	New Wind	1,357					
7/15/2011	708	New Wind	1,266					
7/15/2005	620	Manual	5,000			G7	GR FY07	framing for closet

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Measured	DGM	D Mann
5/3/2018	Left Notice	DGM	D Mann
5/3/2018	Permit Visit	DGM	D Mann
4/16/2013	Info Fm Prmt	EMK	Ellen K
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
8/1/1990		PM	Peter M
12/2/1989	Meas/Inspect	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4100		Sq. Ft.	Site		0	70.	1.32	6									380,100						380,100	

Total AC/HA:	0.09412	Total SF/SM:	4100	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	380,100	Spl Credit		Total:	380,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21209848
Const Adj.:	0.99989998
Adj $ / SQ:	206.036
Other Features:	153109
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670429
Depreciation:	124700
Depreciated Total:	545729

COMMENTS

EST BMT. XTRA SINK IN 3/4 BATH. BMT IS INLAW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

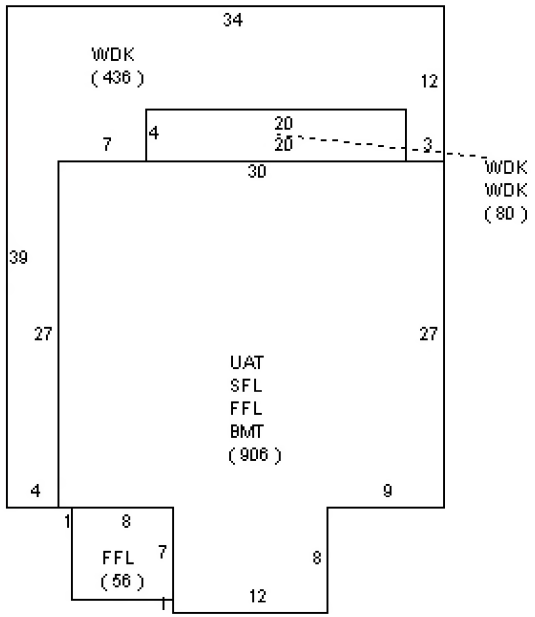
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	4	2	
Totals			
2	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	206.04
Special Features:	0	Val/Su Net:	151.71
Final Total:	545700	Val/Su SzAd	292.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	206.040	198,207
BMT	Basement	906	120.530	109,201
SFL	Second Floor	906	206.040	186,669
WDK	Deck	596	7.680	4,576
UAT	Upper Attic	227	82.410	18,667

Net Sketched Area:	3,597	Total:	517,320

Size Ad	1868	Gross Are	4276	FinArea	2593

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0005-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2006	0.00	T	10.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc